

**STATE ENVIRONMENTAL QUALITY REVIEW ACT  
NOTICE OF COMPLETION OF  
DRAFT ENVIRONMENTAL IMPACT STATEMENT AND  
NOTICE OF SEQRA HEARING  
PROPOSED APPLICATION OF 73RD MERIDIAN PARTNERS LLC OF 165 WEST  
73RD STREET, NEW YORK, NY (CASE #2773)**

**CITY OF LONG BEACH  
ZONING BOARD OF APPEALS**

**Date: April 23, 2020**

**Name of Action:** 73rd Meridian Partners LLC of 165 West 73rd Street, New York, NY  
(Case #2773)

**Lead Agency:** City of Long Beach Zoning Board of Appeals

**Address:** City of Long Beach  
1 West Chester Street  
Long Beach, NY 11561

Notification is hereby given that the City of Long Beach Zoning Board of Appeals (“ZBA”), as lead agency pursuant to the State Environmental Quality Review Act (“SEQRA”) and implementing regulations thereto at 6 NYCRR 617, has accepted the Draft Environmental Impact Statement (“Draft EIS”) dated February 2020 for the proposed application of 73rd Meridian Partners LLC of 165 West 73rd Street, New York, NY (Case #2773) requesting variance relief from maximum building height, maximum stories, maximum building area, unobstructed side yard setbacks, and maximum density, within the City’s Residence K zoning district, as complete for commencing public review. Acceptance of the Draft EIS by the ZBA indicates that upon review, the ZBA, as lead agency, has determined that the scope and content of the Draft EIS is consistent with the requirements of the approved Final Scope and is acceptable to begin public and involved and interested agency reviews.

PLEASE TAKE NOTICE, that the ZBA will accept comments on the Draft EIS and proposed project until close of business **Friday July 3, 2020**. **Comments may be submitted via email to: [rlynch@longbeachny.gov](mailto:rlynch@longbeachny.gov)**

Comments may also be submitted in writing to the following address:

**City of Long Beach Zoning Board of Appeals  
Corporation Counsel, Room 402  
1 West Chester Street  
Long Beach, NY 11561  
Attn: Rocco Morelli, Chairman**

PLEASE TAKE FURTHER NOTICE that the application will be the subject of a public hearing to be held on **June 4, 2020, at 7:00 p.m.** so the ZBA may receive comments on the Draft EIS and the subject application. Due to public health and safety concerns related to COVID-19, the

Zoning Board of Appeals may not be meeting in-person. The public will be given the opportunity to observe the live meeting on the City's YouTube channel (<https://www.youtube.com/c/cityoflongbeachNYOFFICIAL>). Information regarding the June 4<sup>th</sup> public hearing, including the details of how to access the meeting, will be provided on the Zoning Board of Appeals webpage <https://www.longbeachny.gov/zoning>

**Availability of Document:** Given Gov. Cuomo's "New York State on PAUSE" Executive Order, the Draft EIS may not be reviewed in person at City Hall at this time. However, the Draft EIS may be viewed and downloaded online at:

<https://www.longbeachny.gov/index.asp?SEC=9837D86B-6429-4ACA-8A32-2EB963C7E138&DE=113ECB2D-482A-4B89-B977-3A8E8906EAC5>

**Contact Person:** Rocco Morelli, Chairman

**Address:** City of Long Beach  
Corporation Counsel, Room 402  
1 West Chester Street  
Long Beach, NY 11561  
[rlynch@longbeachny.gov](mailto:rlynch@longbeachny.gov)

**SEQR Classification:** Type I

**Location:** 530 West Broadway, Long Beach, NY

**Description of Action:** The Proposed Action involves the demolition and removal of an existing building (Hebrew Academy of Long Beach) and construction of a of a nine-story, 126-unit condominium building with basement and ground level parking garage on a 1.72-acre property located at 530 West Broadway, Long Beach, NY (NCTM: Section 59, Block 29, Lots 14-35, 37 & 113). The Applicant has identified a preferred alternative in the Draft EIS that seeks to mitigate potential impacts while conforming to the Applicant's objectives. This alternate development scenario (i.e., the mitigated alternative) entails a reduction to 112 residential units in a pair of seven-story buildings with reduced variances.

**A Copy of this Notice has been Sent To:**

City of Long Beach, City Hall  
Corporation Counsel  
1 West Chester Street  
Long Beach, NY 11561  
Attn: Rich Berrios

City of Long Beach, City Hall  
Building Department  
1 West Chester Street  
Long Beach, New York 11561  
Attn: Scott Kemins, Commissioner

City of Long Beach, City Hall  
Department of Public Works  
1 West Chester Street  
Long Beach, New York 11561  
Attn: John Mirando, Commissioner

Nassau County Planning Commission  
1194 Prospect Avenue  
Westbury, New York 11590-2923  
Attn: Sean Sallie, Deputy Commissioner

Nassau County Department of Health  
Bureau of Environmental Engineering  
200 County Seat Drive  
Mineola, New York 11501  
Attn: Carlos Pareja, P.E.

Nassau County Department of Public Works  
1194 Prospect Avenue  
Westbury, NY 11590-2723  
Attn: Ken Arnold, P.E., Commissioner

PSEG Long Island  
999 Stewart Ave.  
Bethpage, NY 11714  
Attn: Lindsay Peppe

National Grid  
Environmental Engineering  
175 East Old Country Road  
Hicksville, NY 11801  
Attn: Cathy Waxman

New York State Department of Environmental Conservation  
Region One  
SUNY @ Stony Brook  
50 Circle Road  
Stony Brook, New York 11790  
Attn: Regional Permit Administrator